

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, NOVEMBER 11, 2014**

**1:30 P.M. EIGHTH FLOOR CONFERENCE ROOM  
(CITY HALL)**

## **PUBLIC HEARING:**

**THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, NOVEMBER 11, 2014 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.**

### **A. UNFINISHED BUSINESS:**

- 1. ZONING DOCKET 096/14 – Request by DOWN BY LAW B & B, LLC for a Zoning Change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District and the rescission of Ordinance No. 19,536 MCS (Zoning Docket 104/99, which granted a conditional use to permit a community center), on Square 322, Lots 13 or 99 and 100, in the Second Municipal District, bounded by Saint Philip, North Dorgenois, Dumaine, and North Rocheblave Streets. The municipal address is 2552 SAINT PHILIP STREET. (PD 4) (SK) (DEFERRED FROM THE OCTOBER 28, 2014 MEETING)**
  
- 2. ZONING DOCKET 109/14 – Request by CARROLLTON COMMISSARY, LLC for a Zoning Change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District, on Square 174, Lot 10, in the Seventh Municipal District, bounded by Willow, General Ogden, Jeannette, and Eagle Streets. The municipal address is 8837 WILLOW STREET. (PD 3) (KB) (DEFERRED FROM THE OCTOBER 28, 2014 MEETING)**

**B. NEW BUSINESS:**

1. **ZONING DOCKET 110/14** – Request by CITY COUNCIL MOTION NO. M-14-381 for a Text Amendment to Article 2, Section 2.2 *Definitions* of the Comprehensive Zoning Ordinance to create a new definition of “Tobacco Retail Business” and to define said use as an establishment whose principal business is the sale of tobacco products and accessories, where the sales of tobacco products and accessories (for on or off-premises) produces seventy (70) percent or more of the gross revenue for said establishment, where alcoholic beverages and/or food products are sold or served for consumption on premises, but where neither live entertainment nor gambling are provided, where package liquor products are not advertised outside or off the premises or in any place visible from the exterior of the premises, and to Article 8, Section 8.5.5 *Conditional Uses* of the Comprehensive Zoning Ordinance to classify “Tobacco Retail Business” as a conditional use in the VCC-2 Vieux Carré Commercial District. (PD 1B) **(SK)**
  
2. **ZONING DOCKET 111/14** – Request by CITY COUNCIL MOTION NO. M-14-401 for a Text Amendment to Article 18 of the Comprehensive Zoning Ordinance to establish the Earhart Corridor Spur Track Interim Zoning District to prohibit the issuance of any permits within the Interim Zoning District prior to design review and approval by the City Planning Commission staff, with the advice of the Department of Safety and Permits, subject to appeal to the City Council, to erect any barrier or other obstruction within fifteen feet on either side of the spur track in the area generally bounded by Earhart Boulevard, South Lopez Street, Euphrosine Street, and South Broad Street. (PD 4) **(DT)**
  
3. **ZONING DOCKET 112/14** – Request by VOLUNTEERS OF AMERICA OF GREATER NEW ORLEANS, INC. for a Conditional Use to permit a parking lot providing off-street parking for a main use located within 300 feet of said lot in an RD-3 Two-Family Residential District on Square 783, Lot 26-A (proposed Lot 13-A1), in the First Municipal District, bounded by Cleveland and South Carrollton Avenues and Canal and South Solomon Streets. The municipal addresses are 4147 CLEVELAND AVENUE AND 4152 CANAL STREET. (PD 4) **(SK)**
  
4. **ZONING DOCKET 113/14** - Request by ORLEANS PARISH SCHOOL BOARD for a Conditional Use to permit an elementary school in an RS-2 Single-Family Residential District, on Square T, Lot 19, in the Third Municipal District, bounded by Maid Marion Drive, Robin Hood Drive, Prentiss Avenue, and Pressburg Drive. The municipal address is 4801 MAID MARION DRIVE. (PD 9) **(EA)**

5. **ZONING DOCKET 114/14** – Request by BBG 326 JEFF DAVIS, LLC for a Conditional Use to permit a cocktail lounge in an LI Light Industrial District, an ICUC Inner-City Urban Corridor District overlay, and the Lafitte Greenway Revitalization Corridor Interim Zoning District, on Square 450, Lot 24, in the Second Municipal District, bounded by North Rendon Street, Conti Street, Bienville Avenue, and North Jefferson Davis Parkway. The municipal address is 315 NORTH RENDON STREET. (PD 4) (EA/DG)

**C. ZONING/PLANNING MATTERS:**

1. **SUBDIVISION DOCKET 124/14** – Request by ALGIERS DEVELOPMENT DISTRICT AND THE STATE OF LOUISIANA FOR THE USE AND BENEFIT OF THE LOUISIANA COMMUNITY AND TECHNICAL COLLEGE SYSTEM, DELGADO COMMUNITY COLLEGE, ALGIERS CAMPUS to resubdivide portions of the former Algiers Naval Air Station and Lots F and G of Prosper Marigny plantation into Square 1, Lots 1 and 2; Square 2, Lot 1a; Square 3, Lots 1 and 2; Square 4, Lot 1; Square 5, Lot 1; Square 6, Lot 1; Square 7, Lot 1; Square 8, Lot 1; Square 9, Lot 1; Square 10, Lot 1; Square 11, Lot 1; Square 12, Lots 1 and 2; Square 13, Lots 1, 2 and 3; Square 14, Lot 1; Square 15, Lots 1 and 2; Square 16, Lot 1; Square 17, Lot 1; and the dedication of Hebert Street, Heerman Street, Hunley Lane, O'Bannon Street, Savage Street, Shirley Drive, Carmick Street, Constellation Street, Constitution Street, Coral Sea Street, Guadal Canal Street, Opelousas Street, Sanctuary Drive and Patterson Street as public rights-of-way, in the Fifth Municipal District, generally bounded by the Mississippi River, Hendee Street, Opelousas Avenue, Behrman Avenue, General Meyer Avenue and Merrill Street. There are multiple municipal addresses. (PD 12) (SK)
2. **SUBDIVISION DOCKET 127/14** – Request by MARK M. GONZALEZ to resubdivide Lots 1 and 2 into Lot 1-A, Square 20, in the Second Municipal District, bounded by Chartres, St. Philip, Decatur and Ursulines Streets. The municipal addresses are 1010-1014 CHARTRES STREET. (PD 1B) (NK)
3. **SUBDIVISION DOCKET 129/14** – Request by SUSAN A. SWANNER to resubdivide Lots 93-A, 93-B, 98-B, 5-B and 6-A into Lot 93-A-1, Square 234, in the First Municipal District, bounded by Julia, Baronne, Girod and Carondelet Streets. The municipal addresses are 740 BARONNE STREET AND 819 JULIA STREET. (PD 1A) (KB)

4. **SUBDIVISION DOCKET 130/14** – Request by 1866 GENTILLY, LLC to resubdivide Lots X-1 and F into Lot X-1-F, Square 654, in the First Municipal District, bounded by Banks, S. Salcedo, Baudin and S. Lopez Streets. The municipal addresses area 3100-3108 BANKS STREET AND 416 S. LOPEZ STREET. (PD 4)(**DG**)
5. **SUBDIVISION DOCKET 132/14** – Request by FRENCH QUARTER APARTMENTS LIMITED PARTNERSHIP AND CENTRAL PLANT, LLC to resubdivide Lots X, A, and an undesignated lot into Lot FQ, Square 93, in the Second Municipal District, bounded by Iberville, Bienville, Burgundy and Dauphine Streets. The municipal addresses are 939 IBERVILLE STREET AND 918-920 BIENVILLE STREET. (PD 1B) (**VM**)
6. **SUBDIVISION DOCKET 139/14** – Request by GCH, LLC to resubdivide lots 1-A, 2-A and 18 into Lots 1A1, 2A1 and 18A, Square 203, in the Seventh Municipal District, bounded by Birch, Monticello, Green and Hollygrove Streets. The municipal addresses are 8963 AND 8965 BIRCH STREET AND 1601 MONTICELLO STREET. (PD 3) (**NK**)
7. **PROPERTY DISPOSITION 004/14** - Consideration of the sale of Pts. Lots 15 through 18, Square 700, in the Third Municipal District, bounded by N. Claiborne Avenue, Tupelo, N. Derbigny and Gordon Streets. The municipal address is unassigned. (PD 8) (**DT**)
8. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (**AB**)

## **OTHER PLANNING MATTERS:**

- A. Adoption of minutes of the October 14, 2014 and the October 28, 2014 meetings.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers  
Executive Director

RR/ab